

# Peter David Properties

Residential Sales and Lettings

New Hey Road  
Offers over £99,950



# New Hey Road

## Description

**\*\* ATTENTION TO FIRST TIME BUYERS OR INVESTORS - RENOVATION PROJECT \*\*** Peter David Properties welcome to the market, this mid-terraced two bedroom cottage, situated in the convenient location of Rastrick. The property internally briefly comprises; an entrance hallway, a dining room, a living room, a kitchen, a cellar, landing, two double bedrooms and a house bathroom. Externally the property further benefits from some outside space, which comprises of a stone paved patio to both the front and rear of the property. The rear also benefits from a storage outbuilding. On street parking is available further up the street (not directly outside). The property is situated within close proximity of Brighouse town centre, all local amenities and the M62 Network for those needing to commute. This property is well suited to a first time buyer or an investor looking to take a project on. Internal viewings are advised to appreciate the potential that this property has to offer. Please contact us to register your interest today.

## Features

Chain Free  
Close to Local Amenities  
Patios To The Front & Rear  
Close to Town Centre  
Renovation Project  
Two Double Bedrooms  
Cellar  
EPC - TBC  
Two Reception Rooms  
Gas Central Heating & Double Glazing Throughout

### Entrance Hallway 1.22m (4'0") x 1.63m (5'4")

Providing access to the ground floor accommodation.

### Dining Room 3.45m (11'4") x 2.59m (8'6")

A useful dining room with a window to the front aspect.

### Living Room 6.02m (19'9") x 3.25m (10'8")

A spacious, bright and airy living room benefits from an electric fire, feature wooden beams and a window to the front aspect.

### Kitchen 2.82m (9'3") x 2.72m (8'11")

A fitted kitchen with matching wall and base units with marble effect work surfaces and lino flooring. The kitchen comprises; a stainless steel sink and drainer, space for free standing appliances and space/plumbing for a washing machine. The kitchen also houses the boiler and benefits from a window to the rear aspect and a door leading to the rear garden.

### Cellar 4.67m (15'4") x 1.75m (5'9")

Dry keeping storage cellar.

### Landing 1.78m (5'10") x 1.80m (5'11")

Providing access to the first floor accommodation.

### Master Bedroom 4.80m (15'9") x 3.25m (10'8")

A double master bedroom with a window to the front

elevation.

### Bedroom Two 3.00m (9'10") x 3.53m (11'7")

A small second double bedroom provides access to the loft and has a window to the front elevation.

### Bathroom 2.21m (7'3") x 1.68m (5'6")

A fully tiled three piece suite briefly comprises; a WC, a hand wash basin, a bath with an overhead shower fitment with a glass shower screen, a chrome heated towel rail, lino flooring and a frosted window to the rear elevation.

## External

Externally the property further benefits from a stone paved patio, to both the front and rear. The rear also benefits from a storage outbuilding. On street parking is available further up the street.

## Viewings

Viewings strictly by appointment only.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Directions

Directions from Brighouse town centre -  
Head east on Commercial St towards Briggate  
Continue onto King St  
Turn right onto Lawson Rd  
Take Huddersfield Rd/A641 to Mill Royd St  
At the roundabout, continue straight  
Continue onto Huddersfield Rd/A641  
Turn right onto Mill Royd St  
Drive to A643  
Mill Royd St turns left and becomes Briggate/A643  
Continue to follow A643  
At the roundabout, take the 2nd exit onto Bramston St/A643  
Continue to follow A643  
At the roundabout, take the 2nd exit onto Church St/A643  
Go through 2 roundabouts and the destination will be on the right.

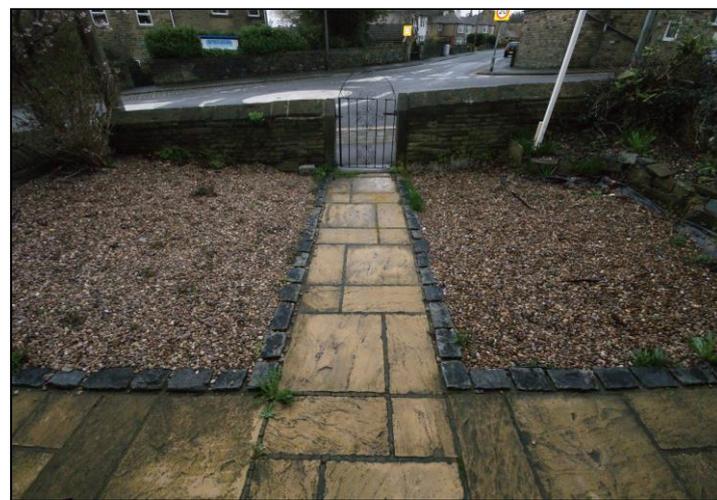
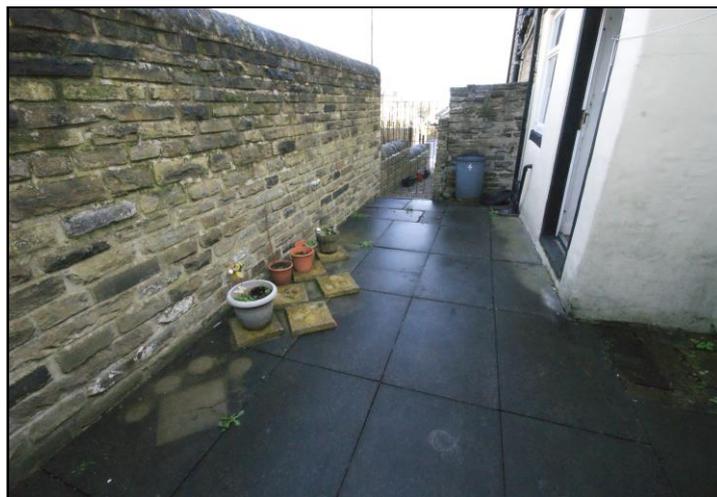
## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only

intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)